

FOR SALE

LAND AT WORTON, DEVIZES, WILTSHIRE, SN10 5SH

(approx. postcode)
For sale as a whole by Informal Tender - Freehold with Vacant Possession

**A 1.42-acre grass paddock in the middle of the village, offering long-term planning potential
OFFERS IN EXCESS OF £70,000**

Potterne –1.9 miles | Devizes – 3.6 miles | Market Lavington – 3.8 miles
(All distances are approximate)

Land Details

An attractive parcel of land situated in the desirable Wiltshire village of Worton, offering a variety of uses including amenity, equestrian, garden extension or long-term potential for residential development (all subject to the necessary planning consents). The parcel backs onto existing residential properties, the primary school and the church, presenting a unique opportunity for neighbouring properties to potentially extend.

The land is primarily grassland with a scattering of mature trees and well-established boundary hedgerows, providing privacy and natural character. The land benefits from post and wire fencing on the southern boundary, separating the public footpath, which is part of the property, from the land.

The land is classified as Grade 3, with slowly permeable seasonally wet slightly acidic but base-rich loamy and clayey soils. A small section of the eastern boundary is located within a Nitrate Vulnerable Zone.

Access

Vehicular access to the land is obtained from a gateway off Cedar Close through a right of way. On foot, there are three access points from public footpaths.

Services

No services are currently connected. It will be the responsibility of the purchaser to investigate whether services can be made available.

Location

The land is located in an attractive position, in the middle of the village of Worton and is marked in red on the location plan overleaf.

Rights of Way & Easements

Two public footpaths cross the site (WORT13 and WORT14), enhancing local connectivity and rural charm. As far as we are aware, there are no other rights of way or easements crossing the land.

Sporting & Mineral Rights

The sporting and mineral Rights are in hand and included in the sale so far as they are owned.

Land Schedule

<u>NATIONAL GRID NO</u>	<u>HECTARES</u>	<u>ACRES</u>
ST 9757 1735	0.56	1.39
<u>TOTAL</u>	<u>0.56</u>	<u>1.39</u>

Method of Sale

The freehold is offered for sale as a whole by Informal Tender. All offers must be submitted in writing on the Tender Offer form to laura@webbpaton.co.uk by **12 Noon on Wednesday 19th November 2025.**



Viewings

Interested parties may walk the land at any time during daylight hours provided they carry a copy of the particulars with them. Interested parties are responsible for their own safety.

Directions & What3Words Locations

The land is located in Worton village, from the High Street turn into Cedar Close. A footpath access is almost immediately on your right: [///armful.bounding.internet](#). Alternatively, continue along Cedar Close, turn right, follow the road round to the right where gated access is available: [///precluded.couches.strength](#). Alternatively, turn from the High Street into Church Lane, continue to the end of the road, next to the Church. Follow the footpath which runs behind the Church and an access to the land is on your left: [///barbarian.whistle.tabs](#). The land will be indicated with 'For Sale' boards.

Enquiries and Further Information

The vendor is not obliged to accept the highest or indeed any offer for the land. All enquiries should be made to Laura Carpenter or Helen Wiltshire at WebbPaton. Telephone: 01793 842055. Email laura@webbpaton.co.uk or helen@webbpaton.co.uk

Data Room

An online data room is available for the sale. Please contact WebbPaton for access.



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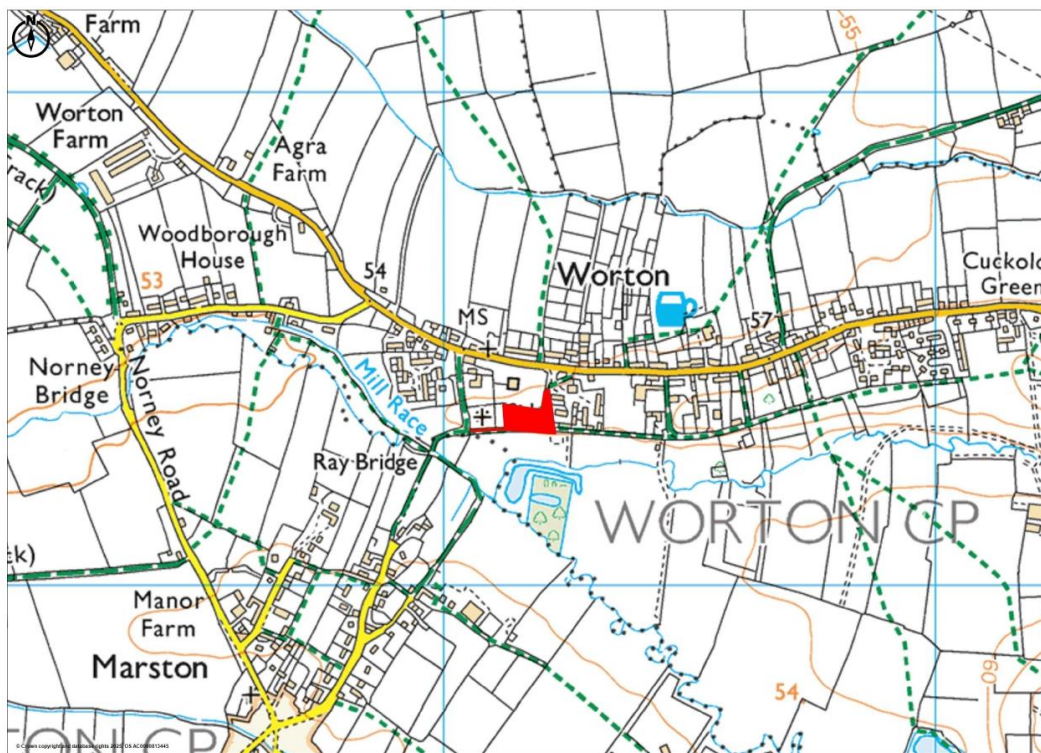
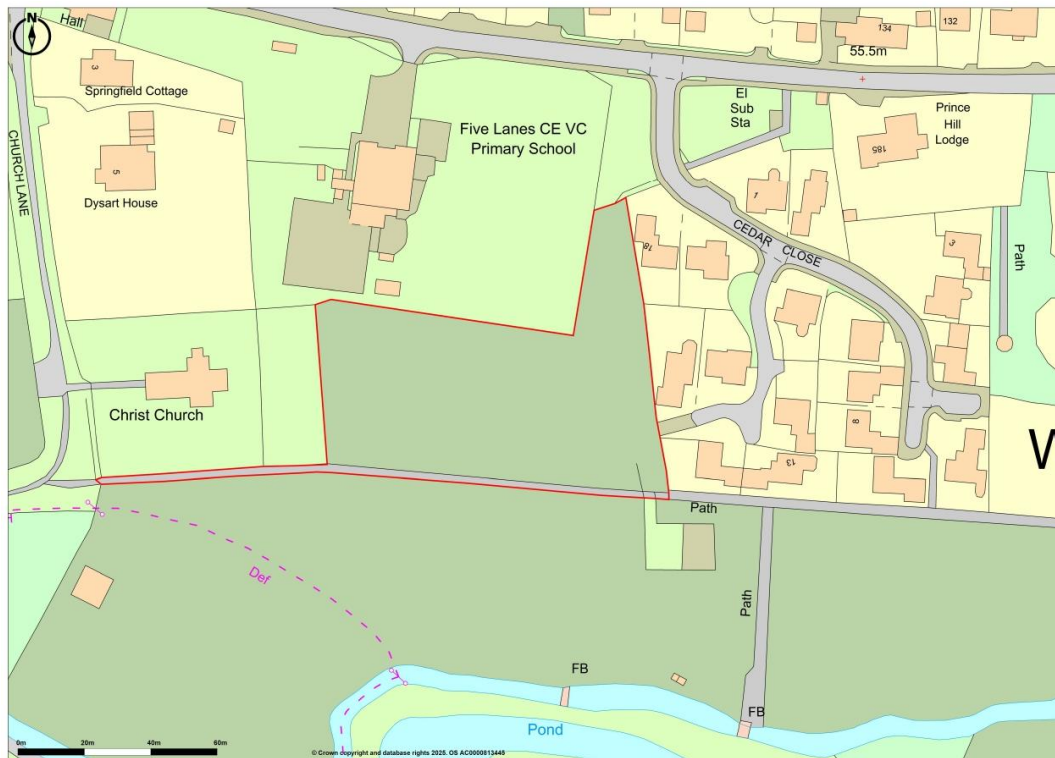
Attractive single parcel of grassland for sale by Informal Tender

For Sale as a whole 1.42 acres



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IMPORTANT NOTICE

WebbPaton for themselves and the vendors or lessors of this property whose agents they are give notice that:

- 1) These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
- 2) Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
- 3) The information in these particulars is given without responsibility on the part of WebbPaton or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
- 4) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

WebbPaton Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire SN4 8EF
T: 01793 842055 F: 01793 842066
E: post@webbpaton.co.uk
www.webbpaton.co.uk

